

089.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

812,800 / 812,800

USE VALUE:

812,800 / 812,800

ASSESSED:

812,800 / 812,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
29-31		PINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RADOCHIA WILLIAM A	
Owner 2: RADOCHIA JOANNE K	
Owner 3:	

Street 1: 31 PINE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: RADOCHIA WILLIAM A/ETAL -
Owner 2: RADOCHIA JOANNE K & ANN M -
Street 1: 31 PINE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION									
This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.									

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										56156
										GIS Ref
										GIS Ref
										Insp Date
										11/09/18

PREVIOUS ASSESSMENT										Parcel ID	089.0-0001-0021.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	104	FV	414,100	0	5,000.	399,000	813,100	813,100	Year End Roll			12/18/2019
2019	104	FV	322,800	0	5,000.	404,700	727,500	727,500	Year End Roll			1/3/2019
2018	104	FV	322,800	0	5,000.	302,100	624,900	624,900	Year End Roll			12/20/2017
2017	104	FV	303,300	0	5,000.	273,600	576,900	576,900	Year End Roll			1/3/2017
2016	104	FV	303,300	0	5,000.	262,200	565,500	565,500	Year End			1/4/2016
2015	104	FV	271,200	0	5,000.	222,300	493,500	493,500	Year End Roll			12/11/2014
2014	104	FV	271,200	0	5,000.	210,900	482,100	482,100	Year End Roll			12/16/2013
2013	104	FV	281,900	0	5,000.	200,600	482,500	482,500				12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
RADOCHIA WILLIA	55451-515		9/27/2010	Family		1	No	No								
RADOCHIA JOHN L	25427-579		6/22/1995			99	No	No	A							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
11/9/2018		MEAS&NOTICE								CC	Chris C				
12/16/2008		Meas/Inspect								163	PATRIOT				
1/20/2000		Measured								163	PATRIOT				
12/1/1981										MM	Mary M				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden	Total:	%	Full Bath:	2	Rating:	Average	NO ATTIC PDAS.									
Sty Ht:	2 - 2 Story			A Bath:	Rating:												
(Liv) Units:	2	Total: 2		3/4 Bath:	Rating:												
Foundation:	2 - Conc. Block			A 3QBth:	Rating:												
Frame:	1 - Wood			1/2 Bath:	Rating:												
Prime Wall:	4 - Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Good											
Color:	WHITE			A Kits:	1	Rating: Average											
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1926	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:	2	5	2						
Sec Int Wall:				Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:				Total:	31	%	Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00	COMPARABLE SALES				Heating:							
Bsmnt Gar:	2			Size Adj.:	1.14715910	Rate	Parcel ID	Typ	Date	Sale Price	Totals	2	10	4			
Electric:	3	- Typical		Const Adj.:	0.98000199												
Insulation:	2	- Typical		Adj \$ / SQ:	191.117												
Int vs Ext:	S			Other Features:	112000												
Heat Fuel:	2	- Gas		Grade Factor:	1.00												
Heat Type:	5	- Steam		NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	599764												
% Com Wall:				Depreciation:	185927												
				Depreciated Total:	413837												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 089.0-0001-0021.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
IMAGE																	
AssessPro Patriot Properties, Inc																	